

MINUTES
WOODSTOCK CITY COUNCIL

August 23, 2016
City Council Chambers

A special meeting of the Woodstock City Council was called to order at 7:00 PM by Mayor Pro-Tem Michael Turner on Tuesday, August 23, 2016 in the Council Chambers at City Hall. Notice of this special meeting was posted as required and supplied to all members of the public body and to any media requesting such notice.

Mayor Pro-Tem Turner welcomed those present and explained that the subject of this special meeting is an award of bid for the Old Courthouse project, which was postponed from the August 26, 2016, meeting to a time indefinite.

City Clerk Smiley confirmed that this meeting was appropriately noticed as required and that the agenda before the Council was a true and correct copy of the published agenda.

A roll call was taken.

COUNCIL MEMBERS PRESENT: Daniel Hart, Maureen Larson, Mark Saladin, RB Thompson, and Mayor Pro-Tem Michael Turner.

COUNCIL MEMBERS ABSENT: Joseph Starzynski and Mayor Brian Sager

STAFF PRESENT: City Manager Roscoe Stelford, Assistant City Manager/Finance Director Paul Christensen, Public Works Director Jeff Van Landuyt, Building and Zoning Director Joe Napolitano, and City Planner Nancy Baker.

OTHERS PRESENT: City Clerk Cindy Smiley

Mayor Pro-Tem Turner noted that a quorum was present.

TELEPHONIC ATTENDANCE

Motion by M. Larson, second by M. Saladin, to allow Mayor Sager to attend the August 23, 2016 special meeting of the Woodstock City Council via telephone.

A roll call vote was taken. Ayes: D. Hart, M. Larson, M. Saladin, RB Thompson, and Mayor Pro-Tem Turner. Nays: none. Abstentions: none. Absentees: J. Starzynski and Mayor Sager. Motion carried.

ROLL CALL

A roll call was taken.

COUNCIL MEMBERS PRESENT: D. Hart, M. Larson, M. Saladin, RB Thompson, Mayor Pro-Tem Turner, and Mayor Sager.

COUNCIL MEMBERS ABSENT: J. Starzynski

AGENDA ITEMS

Award of Bid – Old Courthouse Windows

Mayor Pro-Tem Turner again stated this item was postponed from the last meeting when Councilmembers expressed the wish to discuss a vision and plan for the restoration of the Old Courthouse and requested additional information from staff. He noted that staff has prepared that information and those materials are included in the packet for this evening's meeting to provide a basis for discussion. Mayor Pro-Tem Turner also stated Council expressed some concerns about colors and stated he would entertain brief input on this subject, noting Council must have a level of trust in staff.

Mayor Sager concurred stating he would hope that Council not try to dictate color.

Mayor Pro-Tem Turner stated he found the material in the staff report, including the historical information provided, extremely helpful. He noted the summary and photos were also particularly helpful.

In response to a question from RB Thompson, N. Baker stated the Old Courthouse is comprised of the ground floor, the 1st floor, and the 2nd floor. In response to further questioning from RB Thompson, N. Baker explained that on the west side of the building, the 2nd story was split through the middle of the full-height windows to create a 3rd floor in that area, describing the uses for this area. R. Stelford directed the body's attention to the photos in the packet in which the area where the split was made can be seen through the windows.

RB Thompson quoted from Architect Gary Anderson's 2012 report in which Mr. Anderson stated the Old Courthouse is not an easy building to work with. RB Thompson stated the report indicated the new amenities that should be offered and what should be restored in the building. He noted the report mentioned the need for a long-term vision for the restoration. RB Thompson also noted the report stated the windows should be restored to their original appearance, quoting from the report, "the roof, gables, and cornices need to be restored." He noted the reported stated the real long-term value of the building is in restoring its details.

RB Thompson continued to reference the report, stating Mr. Anderson found the condition of the windows to be a big concern and that each window repair would be unique.

M. Saladin asked if the staff report reflects staff's recommendation to which N. Baker responded in the affirmative.

In response to a question from M. Larson as to whether Mr. Anderson has weighed in on this issue, N. Baker stated he prepared the bid documents for this bid and that staff worked closely with him on this item.

Mayor Pro-Tem Turner stated he gained a much better vision of the plan for this project from the documents provided in the report and expressed his appreciation of staff's efforts in putting it together. Councilman Thompson agreed that it was a good report.

Mayor Sager stated it was important for Council to receive and review this information and thanked Councilman Thompson for requesting the additional information. He noted it was

important to go back to Mr. Anderson's report where there was considerable emphasis placed upon some specific improvements that are critical.

Mayor Sager stated Council is aware of the fact that the windows need to be addressed because this helps protect the structure, noting the project is at that point in time in the overall schedule. He noted, however, he still does not know what the concerns are relative to the improvements being suggested and the bid before the body. He stated he is not as concerned with uniformity as this is a historic structure that has undergone modification over the years. He noted there are other things to discuss, but right now Council is being asked to consider improvements to the windows, stating he is convinced, based upon staff's report and Gary Anderson's report, that it is appropriate to move forward with this item.

A discussion ensued regarding how the building will look upon completion of the window project with N. Baker referring those present to the depictions provided in the packet. She stated these documents depict what it is hoped the windows will look like upon completion. Councilman Thompson noted that they will look pretty uniform and not irregular as they now appear. Mayor Pro-Tem Turner noted the depictions look very similar to the historic photos of the building. M. Larson stated these documents were very helpful in understanding the project.

Mayor Pro-Tem Turner asked that the discussion turn to color recommending that Council provide input as to their choice but leave the final decision to the Administration. In response to his request that Councilmembers indicate their preference of the three choices provided by the Administration, it was unanimous that choice 1 is preferred, with 2 members indicating they also would not object to choice 3.

Discussion turned to the bid, including the base bid and the two alternates and the cost differences between these choices. N. Baker stated it is staff's recommendation that the bid be awarded for the base bid plus Alternate 1. In response to a question from RB Thompson as to the difference between the pine and the mahogany provided in Alternates 1 and 2, respectively. N. Baker stated mahogany is denser, more resistant to rot, and will last years longer. She indicated, however, with the aluminum cladding the pine windows will not be exposed to those conditions making them as resistant as the mahogany, which is why staff is recommending the pine. She noted the cost difference between the mahogany and the pine, stating the money saved can be used for other much-needed projects.

M. Saladin stated it is important to note the staff report indicated that Alternate 1 is less than the project cost estimate and less than the amount budgeted for the Old Courthouse for FY16/17.

Mayor Sager agreed that the cladding will provide a reasonable approach in a responsible manner, noting there are other facets of this project that need to be completed, with the money saved on this project providing funds for those.

Motion by M. Saladin, second by M. Larson, to award the bid for the Old Courthouse Window Replacement Phase I project, including the base bid for pine windows and Alternate 1 for the south-side first- and second-story windows to Sjostrom & Sons, Inc. for a total cost of \$205,989.

A roll call vote was taken. Ayes: D. Hart, M. Larson, M. Saladin, RB Thompson, Mayor Pro-Tem Turner, and Mayor Sager. Nays: none. Abstentions: none. Absentees: J. Starzynski. Motion carried.

ADJOURN

Motion by M. Saladin, second by M. Larson, to adjourn this special meeting of the Woodstock City Council to the next regularly-scheduled City Council Meeting on Tuesday, September 6, 2016, at 7:00 PM in the Council Chambers at City Hall. Ayes: D. Hart, M. Larson, M. Saladin, RB Thompson, Mayor Pro-Tem M. Turner, and Mayor Sager. Nays: none. Abstentions: none. Absentees: J. Starzynski. Meeting adjourned at 7:35 PM.

Respectfully submitted,

Cindy Smiley
City Clerk